

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: April 27, 2009
TO: Mayor McGilton and City Council
FROM: Scott Greenberg, AICP, Community Development Director
SUBJECT: Permit Activity Report for 1st Quarter of 2009

1. CONSTRUCTION-RELATED PERMITS ISSUED—QUARTERLY:

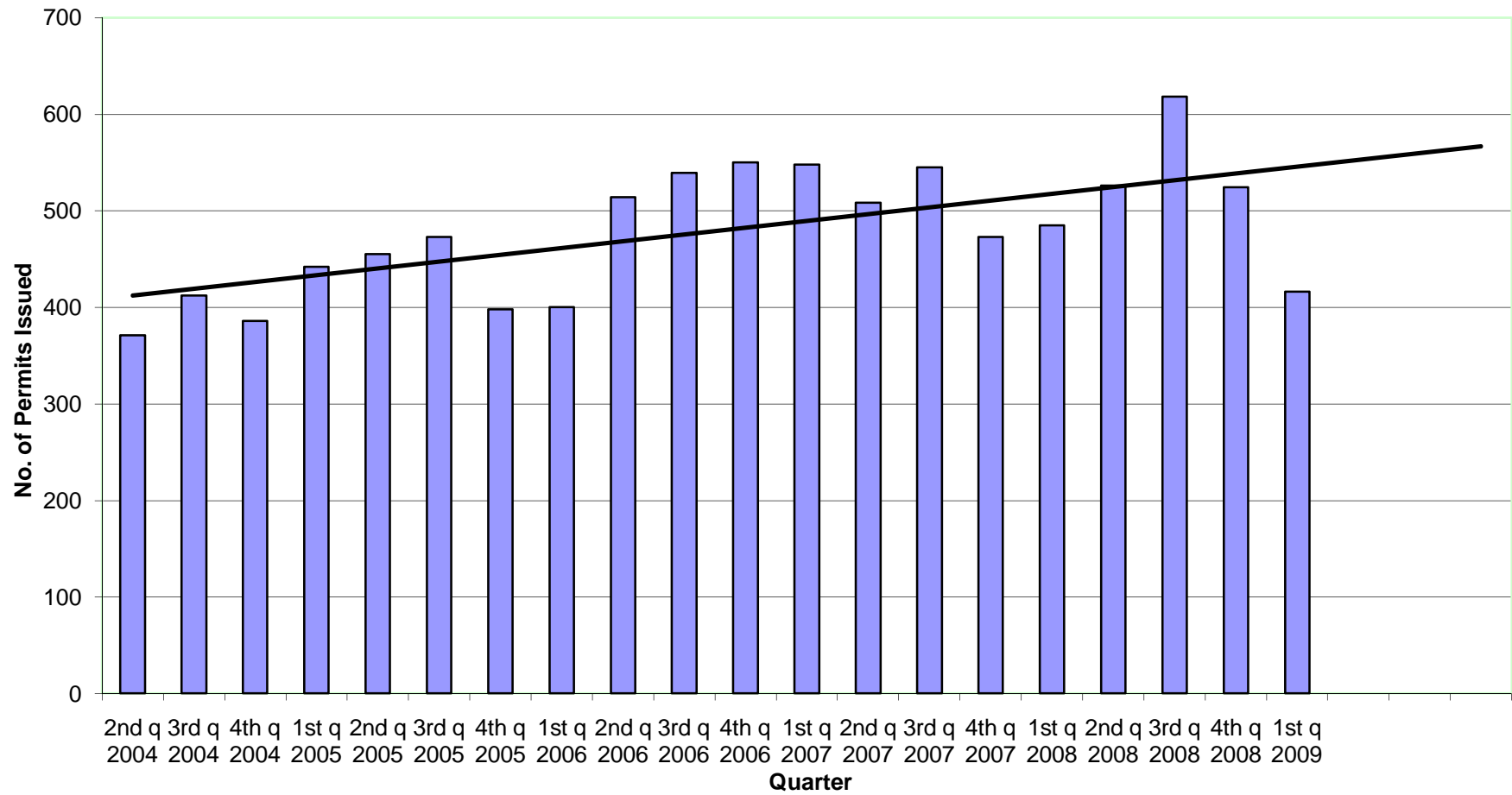
The chart below shows the number of different construction-related permits issued over the past two years, along with the revenues generated by those permits. The chart is a story of highs and lows. Last year set record highs for number of permits issued, permit revenues and permit valuation. This year we are seeing sharply lower number of permits issued, revenues and valuations. The total of 416 permits issued is the lowest in three years. First quarter revenues and permit valuation are the lowest in more than five years.

ISSUED PERMITS	3rd q 2006	4th q 2006	1 st q 2007	2nd q 2007	3rd q 2007	4th q 2007	1st q 2008	2nd q 2008	3rd q 2008	4 th q 2008	1st q 2009
Building	128	98	62	100	92	81	123	156	139	100	57
Demolition	3	2	12	8	15	5	10	13	14	15	11
Electrical	150	178	242	191	187	165	156	168	212	155	134
Fire Protection	16	20	25	8	24	19	14	20	19	22	17
Mechanical	73	66	61	61	65	66	49	47	69	89	61
Plumbing	33	42	21	26	28	42	39	28	44	49	27
Right-of-Way	95	113	107	85	108	72	74	72	96	64	80
Sign	41	31	18	29	26	23	20	22	25	30	29
TOTALS	539	550	548	508	545	473	485	526	618	524	416
Revenues	\$305,063	\$304,006	\$295,110	\$229,807	\$177,751	\$213,513	\$243,162	\$443,654	\$243,390	\$192,716	\$100,867
Valuation (\$millions)	\$21.8	\$12.4	\$37.0	\$16.7	\$25.2	\$18.7	\$11.8	\$54.8	\$25.2	\$15.8	\$3.9

CONSTRUCTION-RELATED PERMITS ISSUED--ANNUAL SUMMARY:

	2005	2006	2007	2008
Permits Issued	1768	2003	2074	2153
Total Revenues	\$683,345	\$1,005,796	\$916,181	\$1,122,922
Total Valuation	\$39,484,000	\$65,308,000	\$97,574,866	\$107,568,900

Quarterly Permit Issuance



2. E-PERMITS

In the 4th quarter of 2006, the City began accepting and issuing simple electrical, mechanical, plumbing and re-roof permit applications online through <http://www.mybuildingpermit.com>. Online submittal and issuance of permits is an expanding technology that directly benefits our customers.

The percentages shown are percent of the total number of eligible permits of that type that were issued. Not all permits or permit types are currently eligible for online permitting (such as building permits, sign permits and other permits that require plan review). While our number of online permits currently represents a small portion of the total permits we issue, we are working on trying to increase the number of permits filed and issued online. The average for all MBP cities is 47%, so we have room for improvement.

E-PERMITS ISSUED	2007 Totals	1st q 2008	2nd q 2008	3rd q 2008	4th q 2008	2008 Totals	1 st q 2009
Building (Re-roof)	2	2 (7%)	0	1 (25%)	0 (0%)	3/43 (7%)	1 (33%)
Mechanical	104 (46%)	15 (58%)	8 (31%)	18 (31%)	27 (39%)	68/160 (43%)	33 (55%)
Plumbing	31 (32%)	15 (58%)	10 (34%)	4 (11%)	8 (24%)	37/108 (34%)	12 (34%)
Electrical	96 (13%)	35 (32%)	32 (23%)	15 (8%)	11 (10%)	93/520 (18%)	28 (23%)
TOTALS	233 (22%)	67 (35%)	50 (24%)	38 (13%)	46 (21%)	201/831 (24%)	74 (34%)

4. MAJOR CONSTRUCTION PERMITS ISSUED IN 1ST QUARTER (over \$400,000 valuation; excluding single-family):

Permit No.	Address	Project or Applicant	Project Description	Valuation	Issued
BLD-08-0937	13610 1 st Av. So.	Aesthetic & general dermatology	Tenant improvements	\$439,990	3/16/09

5. CONSTRUCTION INSPECTIONS:

Burien has three full-time inspectors. These inspectors perform a variety of building, electrical, plumbing and mechanical inspections in addition to performing plan reviews and assisting with public information. Inspection requests can be called into a voice mail system (206-248-5525), or submitted online through the City's website or www.mybuildingpermit.com.

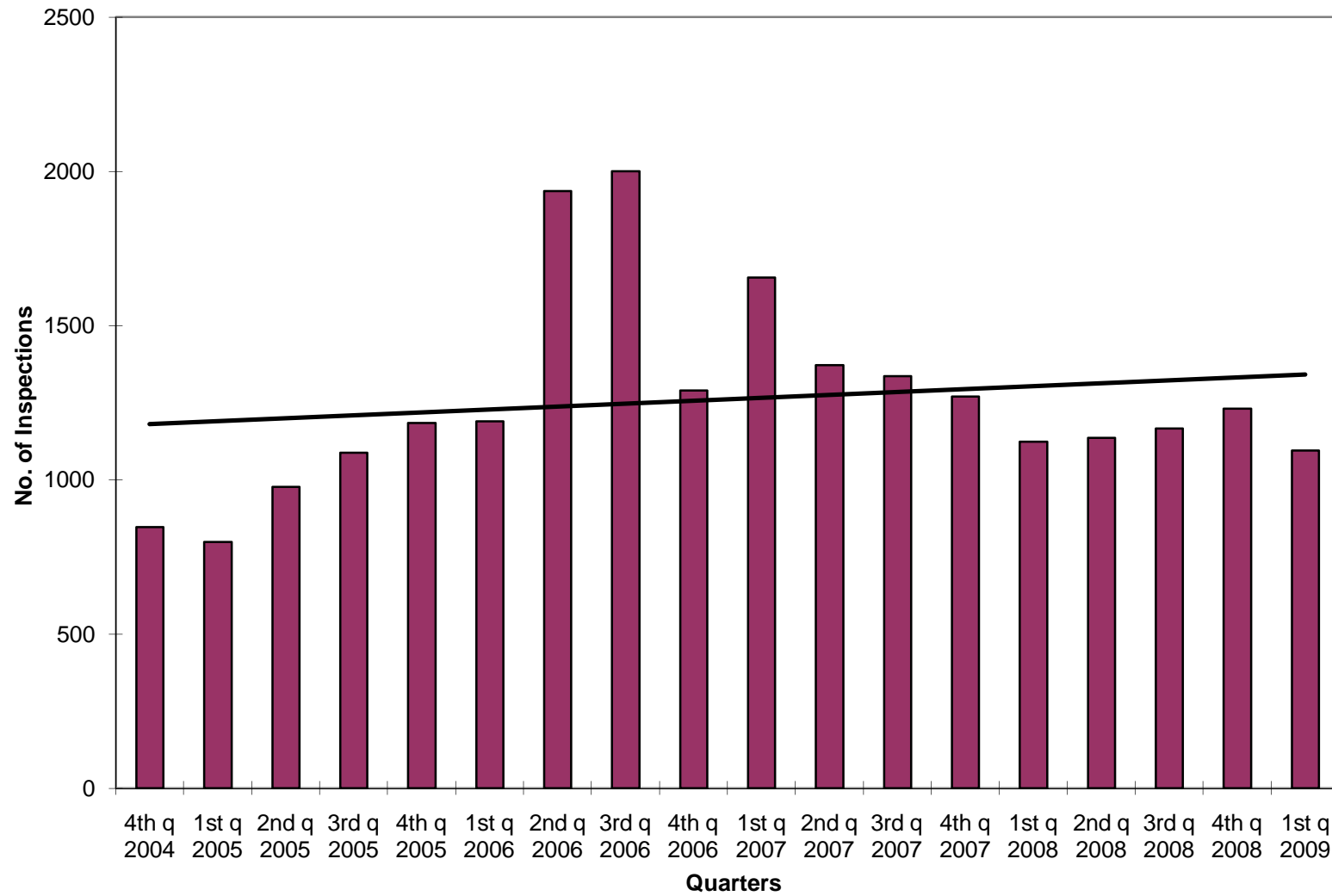
INSPECTIONS	2005 Totals	2006 Totals	1 st q 2007	2 nd q 2007	3 rd q 2007	4 th q 2007	2007 Totals	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Totals	1 st q 2009
No. of Inspections	4046	6414	1655	1371	1335	1269	5630	1124	1136	1166	1230	4656	1095
No. of work days	251	249	62	64	63	62	251	62	64	64	61	251	61
Average No. of inspections per day per inspector	8.1	8.6	8.9	7.1	7.1	6.8	7.5	6.0	5.9	6.1	6.7	6.2	6.0
No. of inspectors	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

6. NORMANDY PARK PLAN REVIEWS AND INSPECTIONS:

In January, 2006, Burien began providing plan review and inspection services to the City of Normandy Park. These services are provided by Burien's Building Official and our three inspectors. Like Burien, Normandy Park's permitting activity has dropped during the 1st quarter. The following chart shows the number of plan reviews and inspections performed by Burien staff on behalf of Normandy Park:

INSPECTIONS	2006 Totals	1 st q 2007	2 nd q 2007	3 rd q 2007	4 th q 2007	2007 Totals	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Totals	1 st q 2009
No. of Plan Reviews + Other	48	17	21	16	23	77	15	19	50	41	125	10
No. of inspections	672	221	272	402	347	1242	392	333	424	324	1473	224
No. of work days in quarter	249	62	64	63	62	251	62	64	64	61	251	61
Average No. of inspections per day	2.7	3.6	4.3	6.4	5.6	4.9	6.3	5.2	6.6	5.3	5.9	3.7

Inspections Per Quarter



7. LAND USE PRE-APPLICATION MEETINGS:

Pre-application meetings are required for most planning and land use-related actions. Meetings are held every other Thursday for up to 4 pre-application reviews. Staff from planning, building, public works, fire, and police attends as needed to discuss fatal flaws and to identify various requirements for a proposed development. A written report is provided to the applicant, as well as meeting minutes. Although this service requires a substantial amount of staff time, it has proven to be valuable to both the applicant and the city and helps to expedite the formal review later in the process. The number of pre-app meetings has been declining over the past 3 years and has reached a record low in the 1st quarter of 2009. The following chart shows the number of pre-application reviews by project type.

Pre-Application Project Type	2005 Totals	2006 Totals	1st q 2007	2nd q 2007	3rd q 2007	4th q 2007	2007 Totals	1st q 2008	2nd q 2008	3rd q 2008	4th q 2008	2008 Totals	1st q 2009
Short Plat (4 or fewer lots)	28	18	6	3	2	3	14	4	1	2	2	9	
Subdivision (5 or more lots)	3	7	0	3	1	1	5	1	2	1		4	
Multi-Family	4	4	1	0	0	0	1		2	2		4	
Critical Area Review—Single-Family	19	11	2	4	4	7	17	1	3		1	5	
Critical Area Review—Other	2	3	1	0	0	0	1		1	1		2	1
Commercial/Mixed Use—New	14	7	2	4	0	2	8	3	1	1	1	6	1
Commercial/Mixed Use—Addition, Renovation	3	4	3	0	3	1	7		1	1	1	3	
Change of Use	3	1	1	0	0	0	1	1				1	
Other	7	10	1	1	0	0	2	2	2		1	5	1
TOTALS	83	65	17	15	10	14	56	12	13	8	6	39	3

8. LAND USE APPLICATIONS:

We received the following types of planning and land use applications, categorized as shown below.

Project Type	2005 TOTALS	2006 TOTALS	2007 TOTALS	1 st Q 2008	2 nd Q 2008	3 rd Q 2008	4th Q 2008	2008 TOTALS	1 st Q 2009
Accessory Dwelling Unit	11	3	11	5	1		3	9	5
Critical Area Review—Admin.	1	5	7	1	1			2	
Critical Area Review—Type 1	7	3	2		1			1	
Lot Line Adjustment	7	2	15	1	1	2	2	6	1
Land Use Review—Type 1	9	15	9	1	1	2	1	5	3
Land Use Review—Type 2	3	0	1		1			1	
Land Use Review—Type 3	2	3	0				1	1	1
Master Sign Plan	1	1	1	1		1		2	
Multi-Family Tax Exemption	0	0	1					0	
Rezone	0	1	0					0	
Shoreline Exemption	2	4	7	1		1	2	4	1
Short Plat--Preliminary	18	11	11	2	1	2		5	
Short Plat--Final	8	9	15	1	2	2	2	7	2
Subdivision--Preliminary	3	3	4			2	1	3	
Subdivision--Final	1	3	0				1	1	
Tree Removal Permit	15	16	17	2	4	2	1	9	2
Temporary Use Permit	13	9	7		2	1		3	
TOTALS	101	88	108	15	15	15	14	59	15

9. LAND USE DECISIONS:

We issued 2 planning/land-use related decisions in the 1st quarter of 2009. The following lists the planning and land use-related decisions that have target issuance dates.

APPLICANT	PERMIT NUMBER	REVIEW PROCESS	REVIEW TARGET (days)	CITY REVIEW TIME (days)	MET TARGET?
Ambauen Short Plat	PLA-08-1810	Short Plat	120	92	Yes
Highline Historical Museum	PLA-08-2208	Type 1 SEPA and Design Review	90	54	Yes
AVERAGE				73	
MEDIAN				73	

Type I Review: Administrative (Director) decision

Type II Review: Hearing Examiner hearing and decision

Type III Review: Hearing Examiner recommendation and City Council decision

LAND USE DECISIONS--ANNUAL SUMMARY:

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Number of Decisions Issued	16	14	34	20	28	43	34	30	16
Percent Issued By Target Date	69%	50%	65%	68%	79%	74%	79%	67%	69%